GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Government Lands – Scheme of Regularization of unobjectionable encroachments in Government lands by way of Dwelling Units in urban areas to an extent up to 100 Sq.Yards to BPL families on free of cost – Orders - Issued.

REVENUE (ASSN.I) DEPARTMENT

G.O.Ms.No.296 Dated: 12-08-2015.
Read:

From the Chief Commissioner of Land Administration, A.P., Lr.No. Assin.II (1)/77/2015, Dt.08-06-2015.

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O R D E R.

It has been brought to the notice of the Government by the people and people's representatives that a large number of poor families have encroached Government lands in urban areas and constructed dwelling houses but they have not been issued any pattas because of which they are under constant threat of removal and also not able to obtain permission from the urban local body to improve / rebuild the houses. It has also been represented that there is an urgent need to regularize these encroachments as many of the encroachments are unobjectionable and the regularization on one hand will remove the hardships of the poor people and on the other hand will enable the Government and the concerned urban local bodies to have a planned development in these localities.

2) The matter has been examined in consultation with the Chief Commissioner of Land Administration, A.P. Accordingly, a Scheme of Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units in Urban areas as Annexed to this order is hereby approved.

3) The Chief Commissioner of Land Administration, A.P., and the District Collectors may issue necessary guidelines for smooth implementation of the Scheme. Necessary action shall be taken accordingly.

4) This order issues with the concurrence of the Finance Department vide their U.O.No.2440/304/EBS.VIII-Rev&IC/A1/2015, dated 23-06-2015.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C.SHARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Chief Commissioner of Land Administration, A.P., Hyderabad.
All the District Collectors.
Copy to
All the Departments in A.P. Secretariat, Hyderabad.
The Director of Treasuries & Accounts, A.P., Hyderabad.
The Accountant General, A.P., Hyderabad.
PS to Secretary to Hon'ble Chief Minister.
PS to Ho'ble Deputy Chief Minister.(Revenue)
PS to Chief Secretary.
PS to Principal Secretary (Revenue).

//Forwarded::By Order//

SECTION OFFICER.

(Annexure to GO…)

ANNEXURE
(To G.O.Ms.No.296, Revenue (Assn.I) Dept., dated 12-08-2015)

Scheme of "Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units in Urban areas".

1. Nomenclature

This Scheme may be called "Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units in Urban Areas Scheme".

2. Date of coming in to operation

The Scheme shall come into operation with effect from August 15, 2015.

3. Cutoff date

The cutoff date for occupations by constructing Dwelling Units shall be 1st January,2014.

4. Only Dwelling Units to be considered

The encroachments only by way of constructing Dwelling Units (Houses, huts etc.,) shall be considered. Regularization may also be considered in respect of cases where house sites in Government lands were provided to beneficiaries under any rehabilitation scheme without a patta. **The encroachment of vacant land alone shall not be considered.**

5. Maximum area

The maximum area for regularization shall be 100 Sq.Yards.

6. Eligibility

Only families who are Below Poverty Line (BPL) shall be eligible for regularization. A family shall be treated as BPL if it is having a White Ration Card (or) if it is not having a White Ration Card, the Income of the family shall not exceed the income prescribed for BPL category duly certified by the concerned Tahsildar.

7. Definition of "Family"

The "family" shall include a person, his / her spouse, minor children, minor brothers and minor sisters dependent on him.

8. Only One Unit per family

Only one Dwelling Unit per family shall be considered for regularization.

9. Cost of regularization

The regularization shall be done free of cost.

10. Proof of Identity of a Person

Aadhar Card shall be accepted as proof of Identity of a person. In case the applicant is not having Aadhar Card, any other document which may prove the Identity may be accepted as proof of Identity.

11. Filing of Application

The application shall be submitted in the appended prescribed Form within 120 days from the date of coming in to operation of this Scheme at any "Mee Seva" Centre.

(P.T.O.)

12. Processing of Applications

a) All applications received in "Mee Seva" shall be forwarded to the concerned Tahsildar.

b) A Divisional Level Regularization Committee (DLRC) shall be constituted with the following officers:

i. Sub-Collector/ Revenue Divisional Officer - Chairman
ii. Town Planning Officer of concerned Municipal area - Member
iii. Tahsildar concerned - Member & Convener

c) The Tahsildar will conduct a detailed inspection in respect of each application and make recommendation to the DLRC for taking a decision on the eligibility of the applicant. The District Collector/ CCLA may prescribe a suitable Check List for use of the Tahsildar.

d) After the decision of the DLRC, the Tahsildar will issue assignment order and prepare House site patta in the name of woman member of a family and distribute to the beneficiaries in a public function. In case of woman member is not available, the eldest male member may be considered.

e) Each application shall be disposed off within ninety (90) days of its receipt.

f) An Appeal on the decision of the DLRC shall lie with Joint Collector – I within a period of ninety (90) days.

13. Regularization only in Unobjectionable encroachments

Only Unobjectionable encroachments in Government lands shall be considered for regularization. No regularization shall be considered in respect of the following cases:-

a) Sites affected under the alignment of Master Plan/ Zonal Development Plan/ Road Development Plan.
b) Constructions which have come up in open spaces of approved layouts.
c) Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks/ Irrigation tanks and treatment areas.
d) Areas earmarked for treatment plants, Green belts, buffer zone etc.
e) Sites falling under MFL of rivers.
f) Sites required for public purpose.
g) Lands, which are in the opinion of the Committee are highly valuable and cannot be considered for transfer of Rights.
h) Public footpaths.

14. Right to inherit / alienate

Alienable rights shall vest automatically on completion of two years from the date of issue of patta.

J.C. SHARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

F O R M

APPLICATION FOR REGULARIZATION OF ENCROACHMENT IN GOVERNMENT LAND BY WAY OF DWELLING UNIT IN URBAN AREAS IN TERMS OF G.O.Ms.No.296, REVENUE (ASSN.I) DEPARTMENT DATED 12-08-2015.

1 Name of the occupant : Mr / Mrs.

2 Age :

3 Father's / Husband's Name :

4 Aadhar Card No. :

5 Residential Address :

6 Details of Government land Occupied :

(a) Survey No. /TS No. :

(b) Village/Ward No. :

(c) Name of Municipality / Local body :

(d) Extent of land occupied :

(e) Date from which occupied :

(f) Nature of occupation:-

(i) Type of Dwelling Unit : (RCC /Tiled /Hut /any other)
(ii) Area covered by Dwelling Unit :
(iii) Open Area :
(iv) Total Area :

(g) Name of woman member in whose name Assignment order / House site patta to be Issued, if found eligible. :

(h) Enclosures:

i) Copy of Aadhar Card
ii) Copy of any other Identity Card (if Aadhar Card not available)
iii) Copy of Ration Card
iv) Certificate of Income in BPL Category (if Ration Card not available)
v) Proof of occupation, if any.

SIGNATURE :
Name :
(in Block Letters)

Place:
Date :